

GWYNEDD AND ANGLESEY JOINT LOCAL DEVELOPMENT PLAN (2011 – 2026)

PUBLIC EXAMINATION:

Hearing session 3 – Spatial Distribution



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Action Point (S3/PG8) - New Windfall Growth Level

1] Matter under Consideration:

Amend any information in tables 1-13 in the Council's Statement to Hearing Session 3 to ensure better clarity on any anomalous figures noted in relation to the expected growth levels of new windfall sites e.g. the negative figure in Y Felinheli.

2] The Councils' Response:

- 2.1 Appendix 1 of this paper includes an amended version of tables 1-14 presented by the Councils at Hearing Session 3. The title of some columns have been changed to ensure consistency and to reflect changes to the glossary of terms submitted within Action Point S4/PG2 and consistency with Action Point S2/PG3.
- 2.2 The table below explains the meaning of the information / figure that appears within different columns in the table:

Column Title	What is Shown
Settlement	List of different settlements per specific Tier in the Plan.
Indicative Growth Level (a)	This is the indicative growth level for a specific Settlement over the period of the Plan, namely 2011 to 2026. It is based on the role of the settlement, as was established after analysing information recorded in Topic Paper 5A, as well as the Plan's Distribution Strategy, namely 53%:22%:25%.
Completed housing units (2011-15) (b)	Total of all residential units completed between the Plan's base date (1/4/11) and April 2015.
Commitments (Land Bank - Housing) (April 2015) (c)	The number of units with existing planning permission for housing in April 2015 (units that are either in the process of being built or units that have not been commenced).

Column Title		What is Shown
		This figure does not include units that are unlikely to be completed due to different factors such as the age of the planning permission, risk of flooding etc.
Housing Designations	Commitments (Land Bank - Housing) (April 2015) (ch)	Sites allocated in the JLDP with an existing planning permission for housing in April 2015 (units that are either in the process of being built or units that have not been commenced).
	Without Planning Permission (d)	Sites allocated in the JLDP without planning permission for housing in April 2015.
Indicative Growth Level of Windfall Sites (dd)		A site that was not specifically allocated for development but one that becomes available unexpectedly for development during the period of the Plan. In the case of the Sub-regional Centre, Urban Service Centres and Local Service Centres, this last column is based on the findings of the Urban Capacity Study. In the case of various Villages and Clusters, it shows the total number of additional units that would be required to meet the indicative growth level for each individual settlement.

2.3 Anomalous Figures

- 2.3.1 The Councils' response to Action Points S3/PG3 and S3/PG5 explains the methodology to identify indicative growth level for the different settlements.
- 2.3.2 It should be noted that the total number of Completed Housing Units (column (b) above) and Commitments (Land Bank - Housing) (April 2015) (column (c) & (ch) above) reflect the units that have received planning permission under the current development plans in the Gwynedd and Anglesey Planning Areas.
- 2.3.3 Thus, a combination of Completed Housing Units and Commitments (Land Bank - Housing) in some settlements means that the indicative growth level has been achieved.
- 2.3.4 In the original tables submitted with the Councils' Statement, a negative figure was noted in the last column in cases where figures in columns (a) to (d) meant a higher level of growth than the Indicative Growth Level for the settlement e.g. Y Felinheli etc. For greater clarity where this occurs, a figure of **0** (zero) is noted in the last column of the amended tables in Appendix 1 of this paper.

2.3.5 The Councils' Statement regarding Question (e) in Session 3 - Spatial Distribution notes that some settlements have either already experienced a higher growth level than the indicative level, or that this is possible without having to develop windfall sites. The Councils wish to explain that the Plan's strategy and its policies steer housing growth, including slippage allowance, to different settlements in accordance with the distribution seen in the Councils' response to Action Point S3/PG7, namely 53% in the Main Centres, 22% in the Local Service Centres and 25% in the Villages, Clusters and the Countryside.

2.3.6 Tables 18 and 19 in the Deposit Plan identify the housing total / supply per tier e.g. 446 Units for the Villages Tier in Gwynedd. The Plan has introduced an indicative growth level for each settlement in order to provide an idea of the expected growth level to reflect the role of the settlement. It is also useful to form development boundaries in a way that can promote the housing growth level within or close to the settlements (by means of rural exception policy TAI 10) across the tier. Councils were eager to ensure that there was no excess 'whitefield land' within boundaries on the grounds that it would lead to an over-provision of land for housing. In reality, due to a number of different factors, some settlements will see more development than others. That would depend on compliance with the relevant housing policy, e.g. TAI 17, and other relevant policies. This way reflects the fact that appropriate opportunities could arise in settlements on windfall sites that were not anticipated when identifying boundaries. Annual monitoring of the Plan will enable us to consider the cumulative impact of granting permission and constructing housing on the Plan's spatial strategy, i.e. recording whether or not there is excess or insufficient growth proceeding within the different settlement tiers.

2.4 Changes to Figures in the Tables

2.4.1 When undertaking this work, it was found that the indicative growth level for Porthmadog was lower than what it should be. To ensure that information about housing supply in the tables corresponds with the total housing supply in the Plan area, the tables seen in the appendix of the paper for this action point provides a total housing supply of **150** for Porthmadog instead of **128**.

2.4.2 Based on this, the Council suggests Matters Arising Change for Policy TAI 14 to note a housing supply of **150** instead of **128**.

2.4.3 The relevant table in the appendix to this paper provides a picture of how this supply can be met based on April 2015 information. For convenience, this information can be seen below:

Settlement	Indicative Growth Level (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Growth Level of Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Porthmadog	150	5	87	0	0	36

2.4.4 In the last column, it can be seen that 36 housing units need to be provided by using sites or buildings that did not have planning permission in April 2015. This is considered a reasonable figure based on the fact that the Urban Capacity Study identified potential opportunities for 82 housing units from several sources when it was prepared in 2010. Since then, the Hafod y Gest site has been cleared and planning permission granted for 40 extra care residential units. This confirms that opportunities are identified in the Centre for housing units which use sites that are supplementary to the sources considered in the Urban Capacity Study.

2.4.5 Work responding to Action Point S3/PG7 has reviewed the percentage figures of the Plan to reflect the actual distribution of housing supply in the area of the Plan. This showed that the distribution seen in the Plan is based on 53%:22%:25%. The Matters Arising Change referred to above does not change that distribution.

2.4.6 In addition, the figure in table 8 Local Villages - Anglesey identified 11 units within Commitments (Land Bank - Housing) for Llandegfan. However, having verified these figures, it became apparent that this figure should be 10.

3.0 Matters Arising Change for Appendix 5 of the Plan

3.1 Based on the changes outlined in section 2.4 above, it is suggested that matters arising change should be introduced to change Porthmadog's housing supply figure to 150 in policy TAI 14.

3.2 Also, in order to improve the clarity of the Plan, it is suggested that it would be useful to replace tables 1 and 2 in Appendix 5 of the Plan with a copy of tables 1 to 14 from this appendix. This would allow the reader to see what types of sites would contribute to the land supply for housing in the Plan. It must be made clear that information in columns 'c' to 'dd' reflects the situation as it was in 2015 and that it can change, e.g. as some permissions will be implemented, additional units will be granted permission, some permissions will expire.

APPENDIX 1 - Settlement Position April 2015

Table 1 - Main Centres - Gwynedd

Settlement	Indicative Growth Level (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Growth Level of Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Bangor	969	211	180	218	148	212
Caernarfon	415	41	59	132**	71	112
Pwllheli	323	45	37	0	181	60
Porthmadog	150*	5	87	0	0	36
Blaenau Ffestiniog	298	7	15	0	155	121

* Porthmadog's indicative growth level was 301 but as there is a risk of flooding in most of the town, it can only cope with 150. The remaining units have been distributed to Local Service Centres in the nearby area, namely Criccieth and Penrhyndeudraeth.

** Site T28 has permission for 136 units but only 123 have been noted in the policy. In April 2015, 4 of the units on site had been completed. Therefore, for the purpose of this work, the figure of 132 units that remain on this site has been used.

Table 2 - Main Centres - Anglesey

Settlement	Indicative Growth Level (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Growth Level of Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Amlwch	533	22	53	0	373	85
Holyhead	833	100	142	256	174	161
Llangefni	673	57	49	42	443	82

Table 3 - Local Service Centres - Gwynedd

Settlement	Indicative Growth Level (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Growth Level of Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Abermaw	91	20	57	0	0	14
Abersoch	67	13	54	0	0	0
Bethesda	99	20	49	0	0	30
Criccieth	164*	7	64	0	34	59
Llanberis	65**	5	1	11	16	32
Llanrug	61	18	18	16	0	9
Nefyn	73	7	22	10	19	15
Penrhyndeudraeth	152*	7	22	0	108	15
Penygroes	89	15	10	0	39	25
Tywyn	103	25	44	35	0	0

* In light of the fact that Porthmadog and Tremadog cannot cope with their indicative growth level, additional units have been distributed to Local Service Centres in the nearby area, namely Criccieth and Penrhyndeudraeth.

** There is a deficit of 5 units within Llanberis' original indicative growth level. The remaining units have been distributed to Deiniolen, namely the Service Village in the nearby area (in order to cope with this deficit).

Table 4 - Local Service Centres - Anglesey

Settlement	Indicative Growth Level (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Growth Level of Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Menai Bridge	115	22	13	56	14	10
Beaumaris	96	8	3	35	0	50
Benllech	90	45	25	0	12	8
Valley	84	13	19	0	40	12
Llanfairpwll	82	15	26	10	30	1
Cemaes	81	3	8	0	60	10
Rhosneigr	70	18	14	0	0	38
Gaerwen	58	18	4	0	0	36
Bodedern	57	0	8	0	48	1
Pentraeth	57	29	5	0	0	23

Table 5 - Service Villages - Gwynedd

Settlement	Indicative Growth Level (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Growth Level of Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Bethel	40	2	2	0	40	0
Bontnewydd	40	1	3	26	10	0
Botwnnog	40	1	1	0	32	6

Settlement	Indicative Growth Level (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Growth Level of Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Chwilog	40	1	1	15*	20	3
Deiniolen	45***	14	4	27**	0	0
Rachub	40	3	6	0	30	1
Tremadog	12****	2	10	0	0	0
Y Ffôr	40	0	0	9	28	3

* Site T63 in Chwilog has permission for 15 units but 18 units have been noted in the policy. Therefore, for the purpose of this work, the additional 3 units have been added to the growth level figure.

** Site T65 in Deiniolen has permission for 27 units but 30 have been noted in the policy.

*** In light of the fact that Llanberis cannot cope with its indicative growth level, the 5 additional units have been distributed to Deiniolen, namely a Service Village in the nearby area.

**** Tremadog's indicative growth level was 40 but as there is a risk of flooding in most of the village, it can only cope with 12. The remaining units have been distributed to Local Service Centres in the nearby area, namely Criccieth and Penrhyndeudraeth.

Table 6 - Service Villages – Anglesey

Settlement	Indicative Growth Level (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Growth Level of Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Gwalchmai	40	1	12	0	28	0
Newborough	40	3	11	12	0	14
Llanerchymedd	40	2	17	0	17	4

Table 7 - Local Villages - Gwynedd

Settlement	Indicative Growth Level (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Growth Level of Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Abererch	9	1	1	There is no housing allocation in this Tier.		7
Brynrefail	7	5	0		2	
Caeathro	7	0	12		0	
Carmel	12	0	0		12	
Cwm y Glo	13	6	11		0	
Dinas (Llanwnda)	8	2	0		6	
Dinas Dinlle	5	1	2		2	
Dolydd and Maen Coch	4	1	0		3	
Efailnewydd	8	3	0		5	
Garndolbenmaen	12	0	0		12	
Garreg-Llanfrothen	10	2	0		8	
Groeslon	13	2	0		11	
Llandwrog	7	1	0		6	
Llandygai	8	1	15		0	
Llangybi	4	1	0		3	
Llanllyfni	9	1	2		6	
Llanystumdwy	10	0	1		9	
Nantlle	6	0	0		6	
Penisarwaun	8	3	1		4	
Pentref Uchaf	4	0	1		3	
Rhiwlas	9	1	1	7		

Settlement	Indicative Growth Level (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Growth Level of Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Rhosgadfan	9	0	4			5
Rhostryfan	10	7	12			0
Sarn Mellteyrn	11	0	3			8
Talysarn	13	2	3			8
Tregarth	13	0	2			11
Trefor	13	4	4			5
Tudweiliog	12	2	4			6
Waunfawr	13	7	9			0
Y Fron	6	0	2			4

Table 8 - Local Villages - Anglesey

Settlement	Indicative Growth Level (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Growth Level of Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Bethel	16	2	0			14
Bodffordd	22	2	0			20
Bryngwran	25	3	18			4
Brynsiencyn	29	1	10			18
Caergeiliog	20	0	4			16
Dwyran	26	11	25			0
Llandegfan	27	0	10			17
Llanddaniel	23	13	5			5

There is no housing allocation in this Tier.

Settlement	Indicative Growth Level (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Growth Level of Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Fab						
Llanfachraeth	27	2	7			18
Llanfaethlu	12	2	7			3
Llanfechell	24	1	22			1
Llanfihangel yn Nhowyn	22	0	1			21
Llangaffo	19	0	0			19
Llangristiolus	15	13	9			0
Llanrhyddlad	7	0	3			4
Pencarnisiog	11	0	2			9
Penysarn	28	0	6			22
Rhosybol	24	3	14			7
Talwrn	20	6	4			10
Tregele	10	1	2			7

Table 9 - Rural and Coastal Villages - Gwynedd

Settlement	Indicative Growth Level (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Growth Level of Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Aberdaron	13	4	2	There is no housing allocation in this Tier.		7
Borth y Gest	10	0	3			7

Settlement	Indicative Growth Level (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Growth Level of Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Clynnog Fawr	10	1	1			8
Corris	14	0	0			14
Ederne	12	0	11			1
Fairbourne	0	4	5			0
Llanaelhaearn	15	2	1			12
Llangian	4	0	0			4
Llanbedrog	16	16	3			0
Llithfaen	9	4	1			4
Morfa Bychan	10	6	7			0
Morfa Nefyn	15	26	12			0
Mynytho	13	7	2			4
Rhoshirwaun	6	2	2			2
Sarn Bach	4	0	0			4
Y Felinheli	19	67	47			0

Table 10 - Rural and Coastal Villages - Anglesey

Settlement	Indicative Growth Level (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Growth Level of Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Aberffraw	20	4	7	There is no housing allocation in this Tier.		9
Carreglefn	11	2	2			7
Four Mile	17	4	10			3

Settlement	Indicative Growth Level (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Growth Level of Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Bridge						
Llanbedrgoch	11	2	6			3
Llanddona	20	0	11			9
Llanfaelog	20	0	11			9
Llangoed	27	5	13			9
Malltraeth	16	0	3			13
Moelfre	32	12	2			18
Trearddur	32	28	49			0

Table 11A - Clusters - Gwynedd - Arfon

Settlement	Indicative Growth Level (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Growth Level of Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Aberpwll	60 units within the Sub-area	0	0	There is no housing allocation in this Tier.		60 units within the Sub-area
Bethesda Bach		5	0			
Penrhos (Caeathro)		0	0			
Caerhun/Waen Wen		0	1			
Capel y Graig		0	0			
Crawia		0	0			
Dinorwig		0	0			

Settlement	Indicative Growth Level (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Growth Level of Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Gallt y Foel		0	0			
Glasinfryn		2	0			
Groeslon Waunfawr		0	0			
Llanllechid		1	0			
Llanwnda		3	1			
Minffordd (Bangor)		0	0			
Mynydd Llandygai		1	0			
Nebo		0	4			
Pentir		2	0			
Saron (Llanwnda)		0	1			
Talybont		0	0			
Tan y Coed		0	0			
Treborth		0	0			
Ty'n-lôn		0	0			
Ty'n y Lôn		0	0			
Waun (Penisarwaun)		0	0			

Table 11B - Clusters - Gwynedd - Dwyfor

Settlement	Indicative Growth Level (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Growth Level of Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Aberdesach	40 units within the Sub-area	0	0	There is no housing allocation in this Tier.		40 units within the Sub-area
Bryncir		0	0			
Bryncroes		1	1			
Llanengan		0	6			
Llannor		1	0			
Llwyn Hudol		0	0			
Pantglas		0	0			
Penmorfa		0	0			
Penrhos		0	0			
Pentrefelin		0	2			
Pistyll		0	0			
Pontllyfni		1	3			
Rhoslan		0	0			
Swan		0	0			
Tai'n Lôn		0	0			

Table 11C - Clusters - Gwynedd - Meirionnydd

Settlement	Indicative Growth Level (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Growth Level of Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Aberllefenni	19 units	0	0	There is no housing allocation in this Tier.		19 units within the Sub-area

Settlement	Indicative Growth Level (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Growth Level of Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Corris Uchaf	within the Sub-area	1	1			
Llanaber		0	0			
Llandderfel		2	1			
Llanfor		0	0			
Minffordd		0	0			
Talwaenydd		0	0			

Table 12 - Clusters - Anglesey

Settlement	Indicative Growth Level (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Growth Level of Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Bodorgan	105 units within the Sub-area	0	0	There is no housing allocation in this Tier.		105 units within the Sub-area
Bro laddur (Trearddur)		0	0			
Bryn Du		1	0			
Brynminceg (Hen Llandegfan)		2	1			
Brynrefail		0	1			
Brynteg		4	2			

Settlement	Indicative Growth Level (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Growth Level of Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Bwlch Gwyn		0	1			
Capel Coch		1	3			
Capel Mawr		2	2			
Carmel		3	2			
Cerrigman		0	6			
Cichle		0	0			
Haulfre (Llangoed)		0	0			
Glanyrafon		0	4			
Glyn Garth		0	0			
Gorsaf Gaerwen		2	0			
Hebron		0	0			
Hendre Hywel (Pentraeth)		0	0			
Hermon		2	2			
Llanfaes		0	1			
Llangadwaladr		0	3			
Llansadwrn		1	1			
Llanynghenedl		3	1			
Llynfaes		0	0			
Marianglas		0	0			
Nebo		1	4			
Pen y Marian		0	0			
Penlon		0	5			
Penmon		0	0			
Pentre Berw		11	20			

Settlement	Indicative Growth Level (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Growth Level of Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Pentre Canol (Holyhead)		0	1			
Porth Llechog (Bull Bay)		7	23			
Rhoscefnhir		1	3			
Rhosmeirch		5	1			
Rhostrehwfa		2	0			
Bryn y Môr (Valley)		0	0			
Rhydwyn		2	3			
Star		2	2			
Traeth Coch (Red Wharf Bay)		0	1			
Trefor		0	2			
Tyn Lôn (Glan yr Afon)		0	0			
Tynyngogl		4	4			

Table 13 - Countryside - Gwynedd

Settlement	Indicative Growth Level (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Growth Level of Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	

Settlement	Indicative Growth Level (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Growth Level of Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Gwynedd Countryside	100	25	50	There is no housing allocation in this Tier.		35

Table 14 - Countryside - Anglesey

Settlement	Indicative Growth Level (a)	Completed housing units (2011-15) (b)	Commitments (Land Bank - Housing) (April 2015) (c)	Housing Allocations		Indicative Growth Level of Windfall Sites (dd)
				Commitments (Land Bank - Housing) (Apr 15) (ch)	Without Planning Permission (Apr 15) (d)	
Anglesey Countryside	150	113	249	There is no housing allocation in this Tier.		0